

NHA

minimum property standards

for elderly citizens'

self-contained accommodation

and

all hostel and dormitory

accommodation

(provisional)

FOREWORD

Some variations to the requirements for new and existing housing as prescribed by the Residential Standards (Supplement No. 5 to the National Building Code of Canada) and the Minimum Property Standards for Existing Residential Buildings, NHA 5017 are necessary for the design and construction of certain types of occupancies. The latter include hostels, dormitories, special care accommodation and elderly citizens' homes. These occupancies have certain demands which are not fully met by the Residential Standards developed primarily to meet the needs of houses and apartment buildings in the usual sense.

The new requirements as outlined herein will augment, but not replace, Residential Standards. The Residential Standards will continue as the basic standard prescribed by the Corporation. This document is to be initially considered as a guide. Towards the end of 1968, the adequacy of these requirements will be assessed on the basis of experience gained and suggestions received. These Minimum Property Standards will then be republished, incorporating any adjustments considered necessary, and become mandatory for the special occupancies designated.

Written comments or questions of any aspect of this Handbook should be submitted to the local office of the Corporation.

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Section A

GENERAL

1. The provisions of "Residential Standards, Canada 1965" (Supplement No. 5 to the National Building Code of Canada) together with "Administrative and Site Planning Requirements" and "Minimum Property Standards for Existing Residential Buildings" issued by Central Mortgage and Housing Corporation will govern except as provided hereunder. Where municipal by-laws or provincial legislation demand higher requirements than set forth herein, such higher requirements shall govern.
2. These requirements are considered to be the minimum acceptable for the special groups designated. The objectives are economical and suitable design as well as sound construction. Occupants' rooms in hostel and dormitory buildings shall be considered as dwelling units for other than space requirements, e.g., fire and sound.
3. Definitions for the purposes of these requirements, are as follows:
 - a) "Apartment Building" is as defined in Residential Standards and will also include one-storey buildings where the exits are shared by more than two-dwelling units.
 - b) "Dormitory or Hostel" means buildings providing therein private living accommodation, except personal food preparation facilities, for persons who are capable of looking after their personal needs but, due to circumstances, do not wish to or are incapable of maintaining a private household. Sanitary facilities may be shared in whole or in part with occupants of other rooms. Such buildings shall contain service and communal areas as required for the type of occupancy proposed and may include dining areas with appropriate food preparations.
 - c) "Occupant Room" is the private accommodation in dormitory or hostel buildings for one or more persons but which is not a complete housekeeping unit in that food preparation facilities are not provided therein and sanitary facilities may be shared with the occupants of other rooms.

- d) **“Self-contained Dwelling Unit”** means a complete housekeeping unit for one or more individuals providing therein living, sleeping, eating, food preparation and sanitary facilities. Other services and facilities may be shared with other dwelling units.
- e) **“Special Care Accommodation”** is accommodation for persons who require some degree of supervision or nursing care but who are not acutely ill and not in need of continuous medical care.

4. Parking

One parking space shall be provided for every four dwelling units or part thereof. In the case of hostels or dormitories, one parking space shall be provided for every four persons or fraction thereof. At the discretion of Central Mortgage and Housing Corporation, a reduction may be permitted or an increase may be required in parking facilities to suit special circumstances.

5. Kitchens (other than within dwelling units)

These shall be located to provide efficient and convenient service to dining areas. These kitchens shall also provide adequate storage for food, dishes and utensils and be arranged and equipped for proper sequence in the preparation and serving of meals as well as dish and utensil cleaning. Appropriate precautions shall be provided for the sanitary storage and disposal of refuse. These kitchens must be separated from all other spaces in the building by at least 1 hour fire separations.

6. Special Care Accommodation

In view of the various purposes and degrees of care to be provided in this type of accommodation, certain auxiliary facilities and services will be required. These will vary dependent upon the specific needs of the occupants and the purpose for which the accommodation is proposed. Therefore, in developing designs for this type of project the designer must give consideration to the auxiliary features necessary for the efficient and proper functioning of the project as well as specific provincial and/or municipal regulations applicable to the type of occupancy proposed.

7. Handicapped Persons

Where the occupants have disabilities of ambulant, sight, hearing or co-ordination nature, the appropriate recommendations of "Building Standards for the Handicapped, Canada, 1965" (Supplement #7 to the National Building Code) shall also apply in all portions of the building to be used by such persons.

8. Fire Protection Requirements

Hostels and dormitories - the requirements for occupancies of Group C Division 1 of Part 3 of the National Building Code shall apply.

Special Care Accommodation - The requirements for occupancies of Group B Division 2 of Part 3 of the National Building Code shall apply.

Self-contained elderly citizens' accommodation - the requirements of Residential Standards shall apply.

Section B

ELDERLY CITIZENS' ACCOMMODATION

1. This Section refers to specific requirements applicable to self-contained, hostel and special care accommodation for elderly citizens. Since the actions and movements of these persons, in the majority of cases, will be restricted to at least some degree due to advanced age or physical limitations, all aspects related to safety are of major importance.

2. Safety Features

Handrails shall be installed in all public corridors. A non-slip finish shall be provided for floors, stairs and walkways as well as the the bottom of bathtubs and showers. Heavy duty grab bars shall be provided in all bathrooms and toilet rooms. Bathroom and toilet room doors shall be capable of being unlocked from the outside in an emergency. The path between the bed area and the bathroom shall be direct and well lighted. These are minimal requirements and additional safety features may be required in special circumstances.

3. Emergency Lighting

The emergency lighting as required by Residential Standards shall be provided in all buildings where the means of egress is shared by more than two dwelling units or occupant rooms.

4. Fire Alarm Systems

Fire alarm systems, and fire detector and smoke detector installations shall be provided as required by the Residential Standards except that such installations will be required for all buildings where exits are shared by more than two dwelling units or occupant rooms.

5. Smoke Control Zones

In Special Care Accommodation, all floor areas containing occupant rooms, unless provided with a horizontal exit, shall be divided by a 1 hour fire separation into two or more smoke control zones in such a manner that the occupants of any zone will have access through a fire separation to another zone adequate in size to accommodate them in addition to its own population.

6. Warning Signals

A system of emergency call warning lights in association with an annunciator system is desirable. Where there is a full time attendant on duty, such a system shall be connected between each occupant room and the attendant's station. A type of warning signal from washrooms and bathrooms is also considered desirable.

7. Elevator Service

Elevator service shall be as required in Residential Standards except that such service shall be provided in all buildings of more than two storeys and in special care accommodation at least one elevator shall be of sufficient size to permit the transfer of bed patients from one floor to another.

8. Domestic Hot Water

Such installations shall have storage and recovery capacities at least equivalent to 60% of that required by Residential Standards except in the case of Special Care Accommodation where the full requirements of Residential Standards shall be met.

9. Building Planning

a) SELF-CONTAINED DWELLING UNITS

- 1) Living Rooms or Spaces.** A 10% reduction from Residential Standards requirements will be permitted where a communal lounge is provided in or connected to the building and the total area of such lounge or lounges is not less than 150 square feet plus 10 square feet per occupant in excess of 12 and up to 29 and 5 square feet per occupant in excess of 29.
- 2) Kitchen Shelf Space.** A minimum of 16 square feet for dwelling units with a standard bedroom and 12 square feet for dwelling units without a bedroom, at a distance of not more than 5 feet 3 inches above the floor, shall be provided. At least 12 square feet and 8 square feet of these areas respectively shall have a depth of 11 inches and a distance between shelves of 9 inches. The remaining 4 square feet required shall have, at least, a depth of 5 inches and a distance between shelves of 5 inches.
- 3) General Storage.** Enclosed storage shall be provided for each dwelling unit on a basis of 64 cubic feet for the first occupant plus 32 cubic feet for each additional occupant. The floor of such storage space shall not be more than 2 feet above the adjacent floor level. Area more than 8 feet above the adjacent floor level shall not be considered as a part of the required capacity. No dimension of such storage area shall be less than 2 feet 6 inches. The communal storage referred to in subsection 2M(2) of Residential Standards is not mandatory.
- 4) Laundry Facilities.** One laundry tray or automatic washing machine, and dryer, shall be provided for every 30 dwelling units or part thereof. A drying room may be provided in lieu of a dryer on the basis of space for 50 lineal feet of clothesline for the first 15 dwelling units or part thereof with an additional 3 lineal feet of clothesline for each unit in excess of 15.

b) HOSTEL AND SPECIAL CARE ACCOMMODATION

1) Occupant Rooms

- i) In Hostel Accommodation, rooms with a minimum area of 100 square feet per person must be provided.**
 - ii) In Special Care Accommodation, rooms with a minimum area of 120 square feet for the first occupant and 60 square feet for each additional occupant must be provided.**
 - iii) Occupants' rooms will be limited to four persons per room.**
- 2) Common Room or Lounge. At least 150 square feet plus 10 square feet per occupant up to 29, plus 7 square feet per occupant in excess of 29 shall be provided in or directly connected to the building.**
- 3) Closets. An individual closet shall be provided in each room for coats and clothes on the basis of at least 5 square feet per occupant.**
- 4) General Storage. Enclosed storage of at least 50 cubic feet with no dimension less than 2 feet 6 inches shall be provided for each occupant. A general communal storage area may be accepted for this purpose provided such room can be locked and with access to it under the complete control of the Management so that a staff member will always supervise the deposit or removal of items in or from such space. If the storage is provided by individual lockable enclosures, the floor of the locker shall not be more than 2 feet above the adjacent floor level and any area more than 8 feet above the adjacent floor level will not be considered as part of the required capacity. The communal storage referred to in subsection 2(M) of Residential Standards is not mandatory.**

5) Sanitary Facilities

- i) Facilities may be private or shared. The minimum requirement shall be:**

One bathtub or shower for every eight occupants of which 50% must be bathtubs.

In Hostel Accommodation at least one water closet and one wash basin for every two occupants.

In Special Care Accommodation at least one water closet and one wash basin for every four occupants.

- ii) Separate facilities shall be provided for each sex where both men and women are to be housed in the same building. The number of fixtures required for each sex shall be based on the actual or proposed occupancy by each sex as in (i) preceding. Urinals may be substituted for one half the number of water closets required for males.
- iii) The facilities for any one room shall not be more than five habitable rooms or 50 feet whatever is the lesser distance from such room.
- iv) Where facilities are shared between two adjacent rooms, fixtures shall be so arranged that it will not preclude the use of the water closet when the wash basin and/or bathtub is being used by other occupants. Access to rooms, containing facilities shared between occupants of adjacent rooms, shall be direct.
- v) Where one water closet is shared between two double-occupancy rooms or one single and one double-occupancy room, another water closet must be available for the use of the occupants of these rooms, with access to it from a public corridor.
- vi) Washroom facilities (water closet and wash basin) must be provided for and adjacent to a common room or lounge.

Section C
DORMITORY AND HOSTEL ACCOMMODATION
(for other than elderly citizens)

1. In the development of designs for hostel and dormitory accommodation, designers must familiarize themselves with applicable provincial and municipal regulations, which regulations will govern if they are more restrictive.
 - a) Occupants' Rooms. These shall have a minimum area of 100 square feet for the first occupant plus 50 square feet for each additional occupant.
 - b) Common Room and/or Lounge. At least 150 square feet total area plus 10 square feet per occupant up to 29 plus 7 square feet per occupant in excess of 29 shall be provided in or directly connected to the building.
 - c) Closets. A closet shall be provided in each room for coats and clothes on the basis of 5 square feet per occupant.
 - d) General Storage. A lockable enclosure of at least 50 cubic feet with no dimension less than 2 feet 6 inches shall be provided. A general communal storage area providing equivalent storage and capable of being locked, may be accepted for this purpose. The communal storage referred to in subsection 2M(2) of Residential Standards is not mandatory.
 - e) Sanitary Facilities
 - i) Facilities may be private or shared. The minimum requirements shall be:

One bathtub or shower for each six persons or fraction of this number of which 50% must be bathtubs.

One water closet and one wash basin for up to six persons, two fixtures of each type for seven to 24 persons and an additional fixture of each type for each 25 persons thereafter.

- ii) Separate facilities shall be provided for each sex where both men and women are to be housed in the same building. The number of fixtures required for each sex shall be based on the actual or proposed occupancy by each sex as in (i) preceding. Urinals may be substituted for one half the number of water closets required for males.
- iii) Where facilities are shared between two adjacent rooms, fixtures shall be so arranged that it will not preclude the use of the water closet when the wash basin and/or bathtub is being used by other occupants. Access to rooms containing facilities shared between occupants of adjacent rooms shall be direct.